

Warehouse/Distribution ★ LEASE

LanCarteCRE.com

BELTLINE PORTFOLIO



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COMMERCIAL

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Warehouse/Distribution ★ LEASE

BELT LINE PORTFOLIO

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PROPERTY FEATURES

- +/- 1,250 - 17,500 SF Available
- Dock + Grade Level Loading
- Beltline Frontage
- 20'-16.5' Clear Height
- 3 Phase Power
- Built in 1984

LOCATION OVERVIEW

Located in Irving, TX off of North and South Belt Line Rd. This location is central to the DFW Metroplex providing easy access to Hwy 183 (1.8 miles), Hwy 161, I-30 (3.6 miles), & Hwy Loop 12. The building is also in close proximity to DFW Airport.

LEASING STRUCTURE

Contact Broker

Warehouse/Distribution ★ LEASE

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309 N Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 109 : 4,250 SF
- 2 Suite 115 : 2,125 SF
- 3 Suite 119 : 2,125 SF
- 4 Suite 129 : 3,500 SF

PROPERTY FEATURES

- 27,734 Total SF
- Clear Height: 19' - 15'6"
- Dock and Grade Level Loading (Suite Dependent)
- White Boxed Office
- LED Lights in Warehouse
- 55' Truck Court
- Outside Storage Potential
- Typical Column Spacing: 25' W x 33' D

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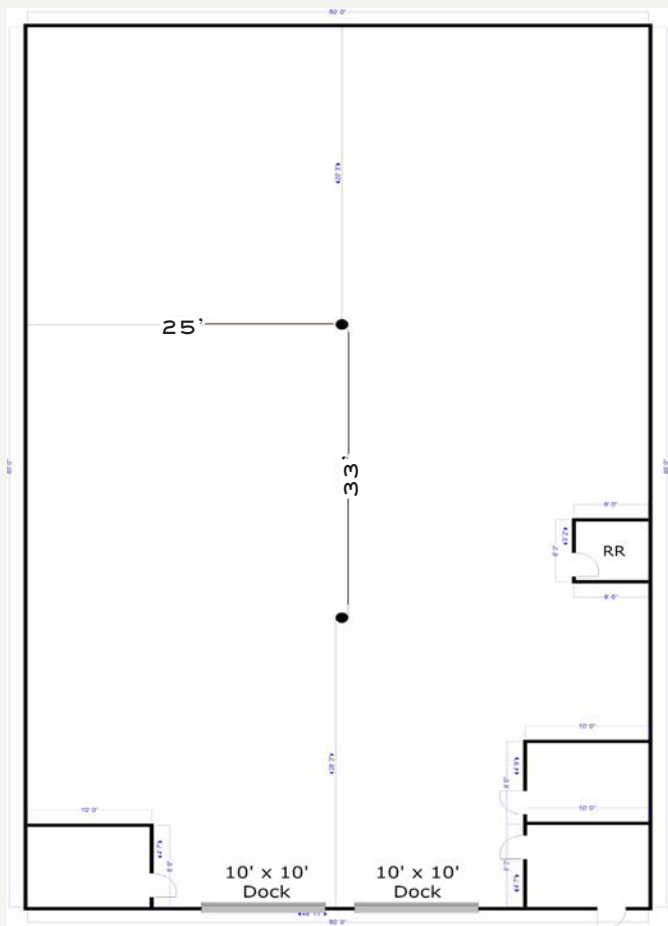
309 N BELT LINE RD

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SUITE 109

4,250 SF

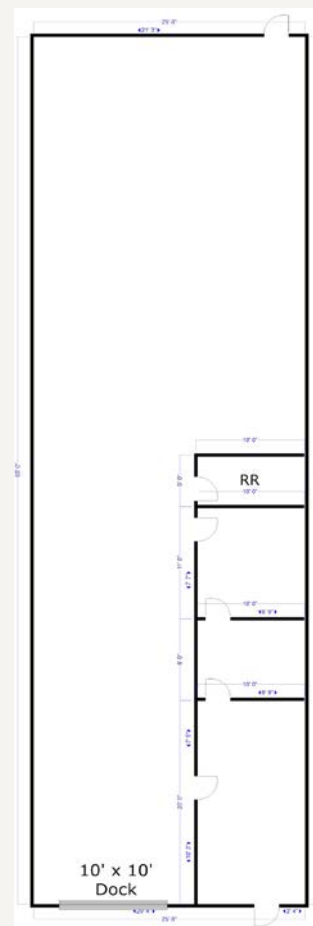
- 2 Dock Doors (10x10)
- 19' - 15'16" Clear
- 347 SF Office
- 3 Phase/ 220A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct



SUITE 115

2,125 SF

- 1 Dock Door (10 x 10)
- 19' - 15'16" Clear
- +/- 472 SF Office
- 3 Phase/ 120A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct



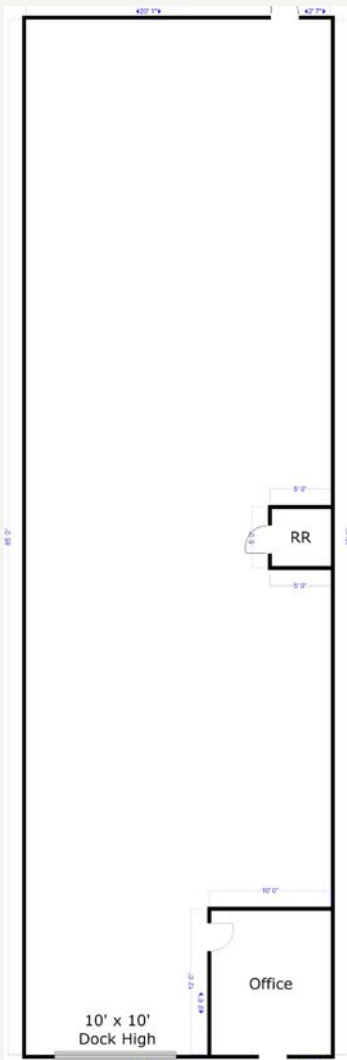
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SUITE 119

2,125 SF

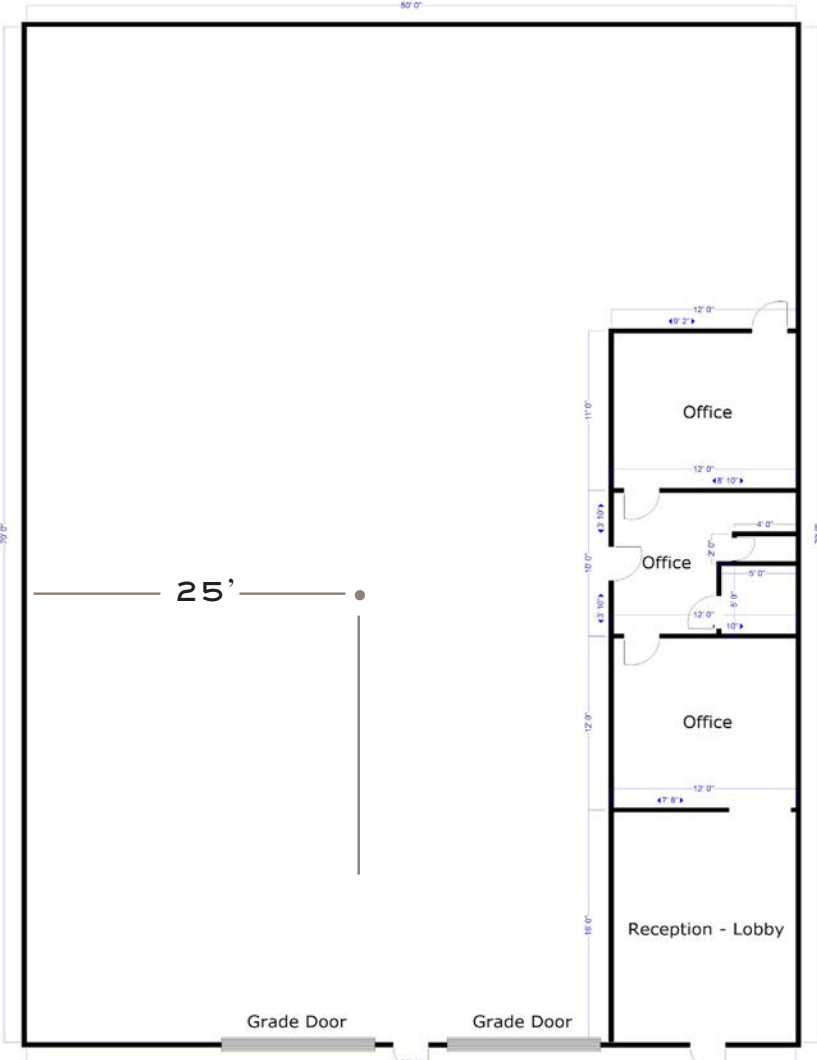
- 1 Dock Door (10 x 10)
- 120 SF Office
- 19' - 16'2" Clear
- 3 Phase/ 120A/ 240V
- +/- 5 Car Parks
- 55' Truck Ct



SUITE 129

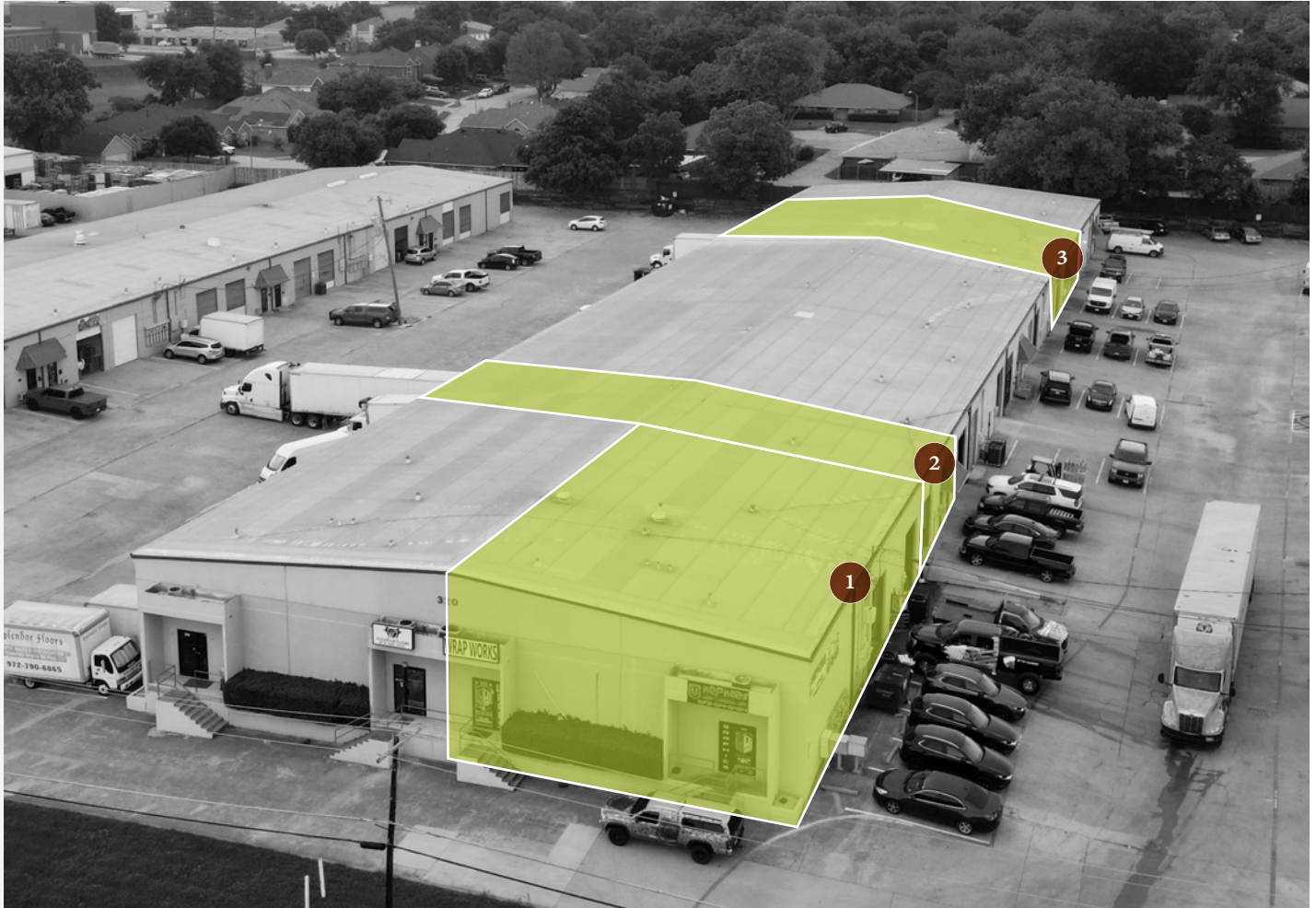
3,500 SF

- 2 Grade Level (10 x 10)
- +/- 625 SF Office
- 19' - 16'2" Clear
- +/- 15 Parking Spots
- 3 Phase/ 120A/ 240V



320 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 103-104: 3,750 SF
- 2 Suite 105: 2,500 SF
- 3 Suite 112: 2,500 SF

PROPERTY FEATURES

- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 65' Truck Ct
- 25' W x 33' D Column Spacing

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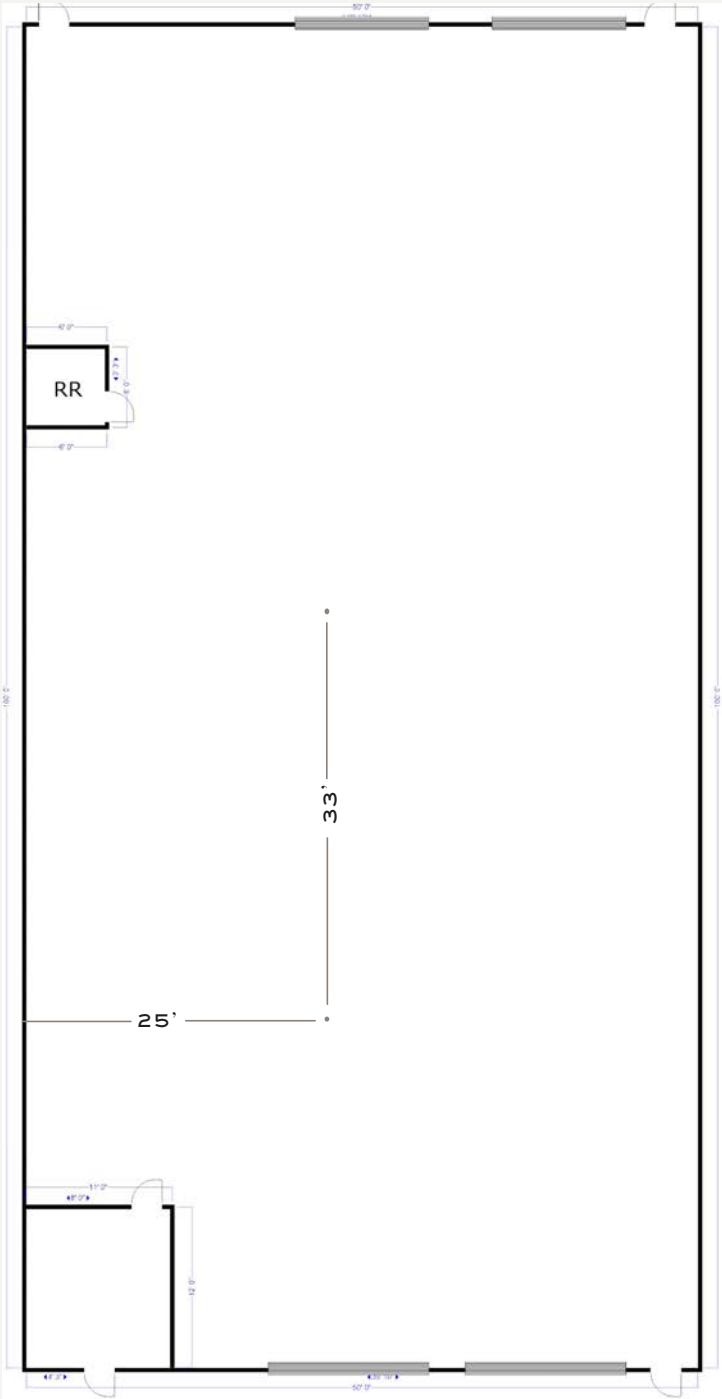
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SUITE 112

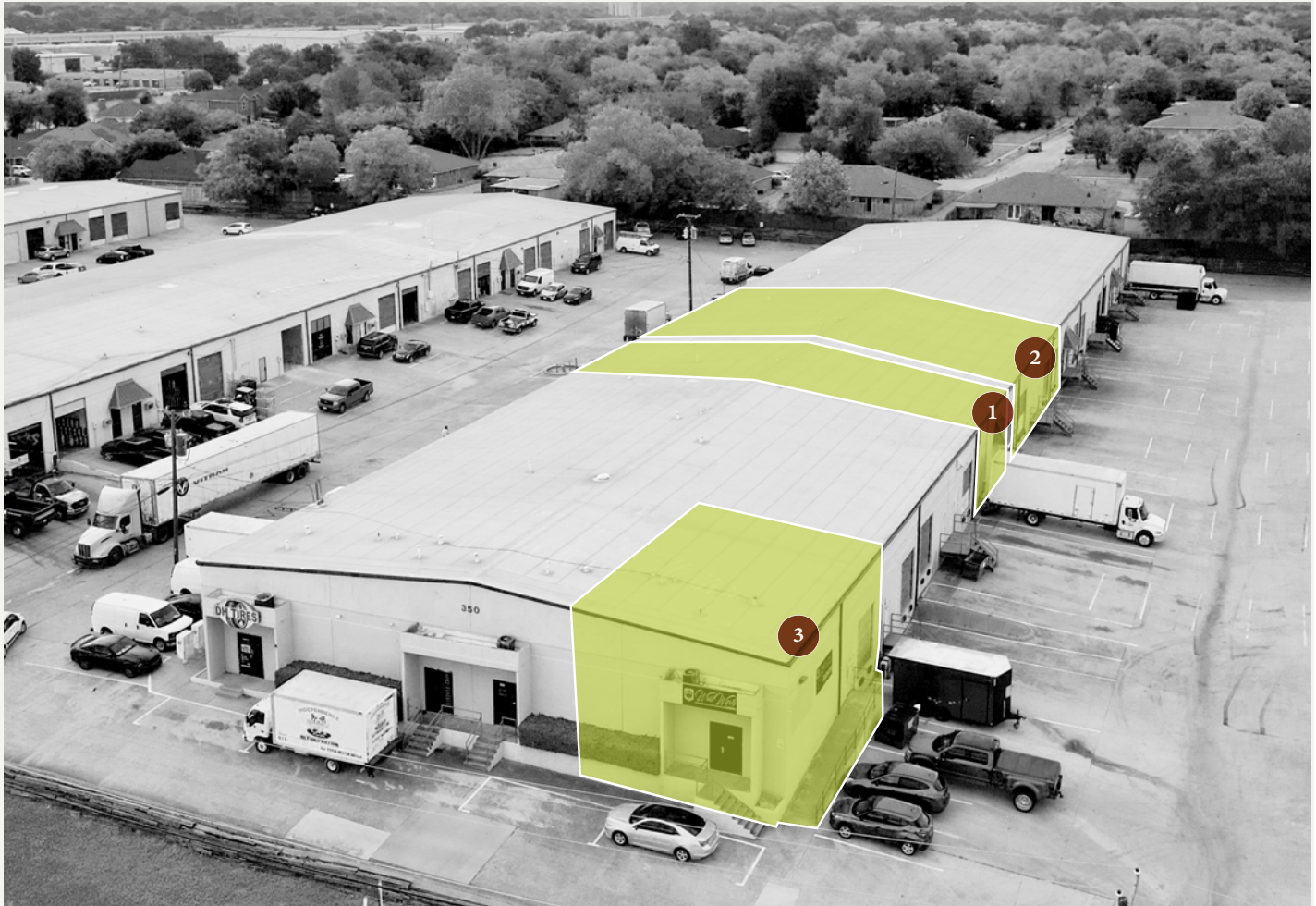
2,500 SF

- 1 Grade Level Door (12 x 10)
- 1 Dock Door (10 x 10)
- 65' Truck Ct
- 3 Phase/ 120A/ 240V
- 100% HVAC



350 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 109 : 7,500 SF
- 2 Suite 112 : 10,000 SF
- 3 Suite 104: 1,250 SF

PROPERTY FEATURES

- 2,500 - 17,500 SF Available
- Clear Height: 20' - 16'
- Dock + Grade Level Loading
- 75' Truck Ct
- 15' W x 33' D Column Spacing
- LED Lights

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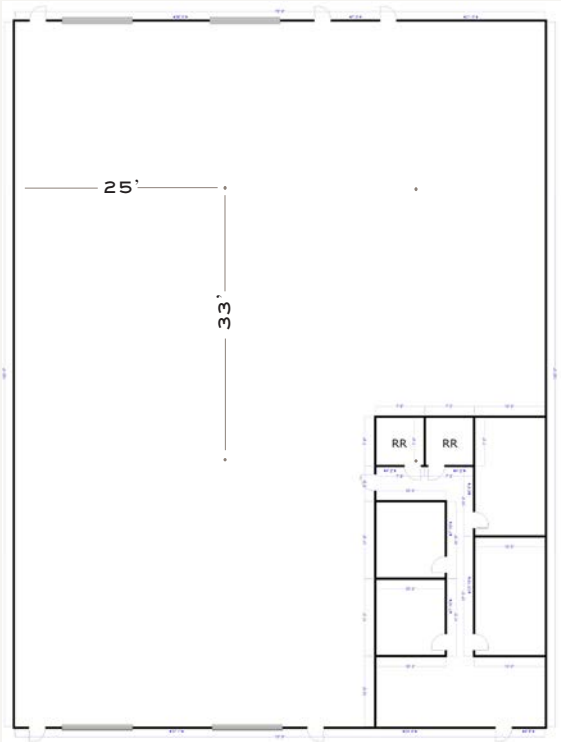
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SUITE 109

7,500 SF

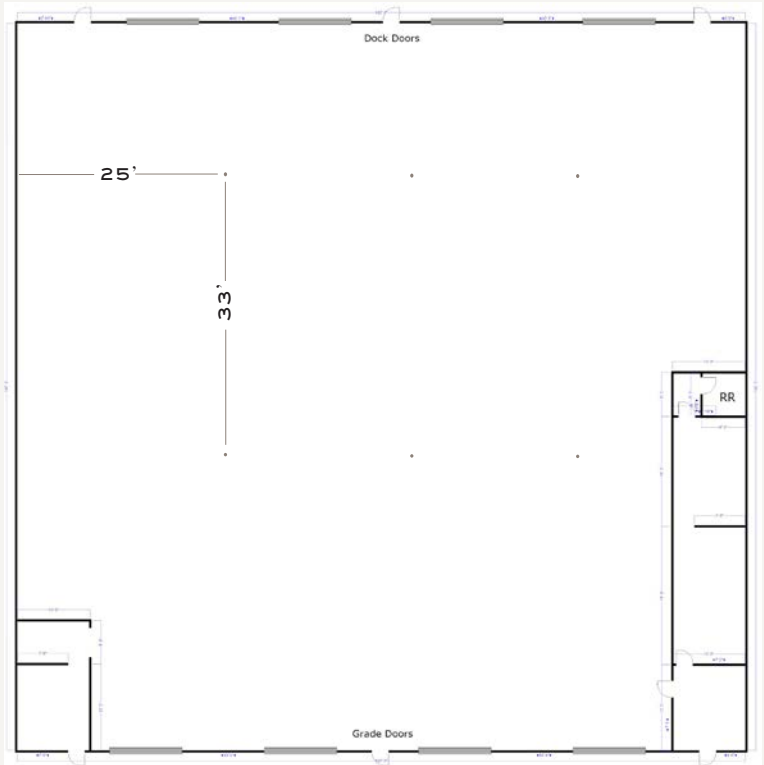
- +/- 1,100 SF office
- Two grade level doors (12 x 10)
- Two dock doors (10 x 10)
- 20' - 16' Clear
- 75' Truck Ct
- 3 Phase/ 220A/ 240V



SUITE 112

10,000 SF

- +/- 530 SF office
- Four grade level doors (12 x 10)
- Four dock doors (10 x 10)
- 20' - 16' Clear
- +/- 15 Car Parks
- 75' Truck Ct
- 3 Phase/ 800A/ 480V



460 S Belt Line Rd ★ LEASE

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SUITES AVAILABLE

- 1 Suite 450 : 1,250 SF (office)
- 2 Suite 452 : 1,250 SF (office)

PROPERTY FEATURES

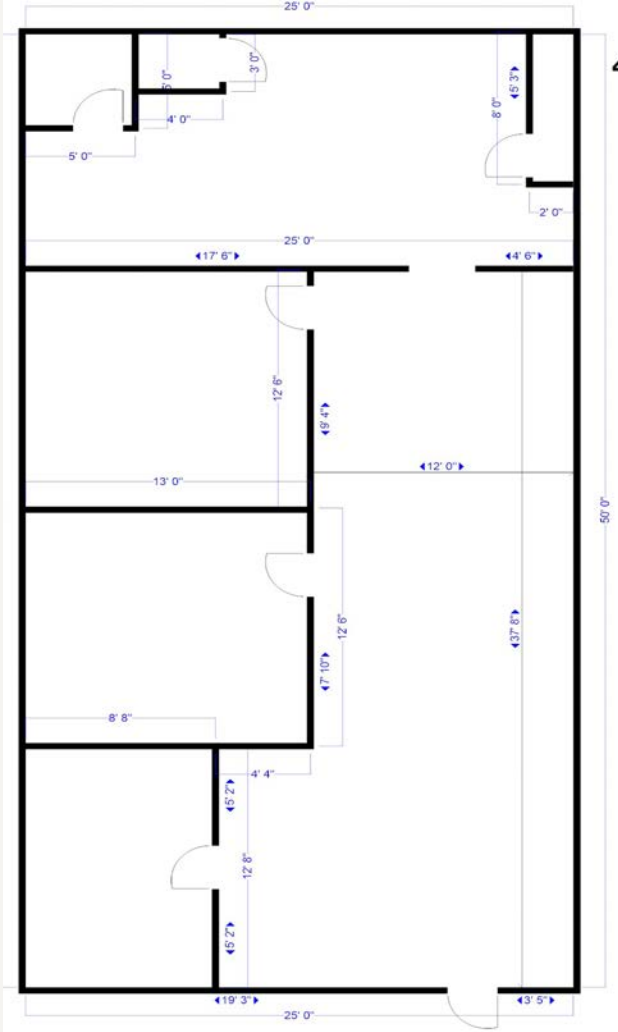
- +/- 1,250 - 2,500 SF Office Available
- Built in 1981
- LED lights
- Beltline frontage

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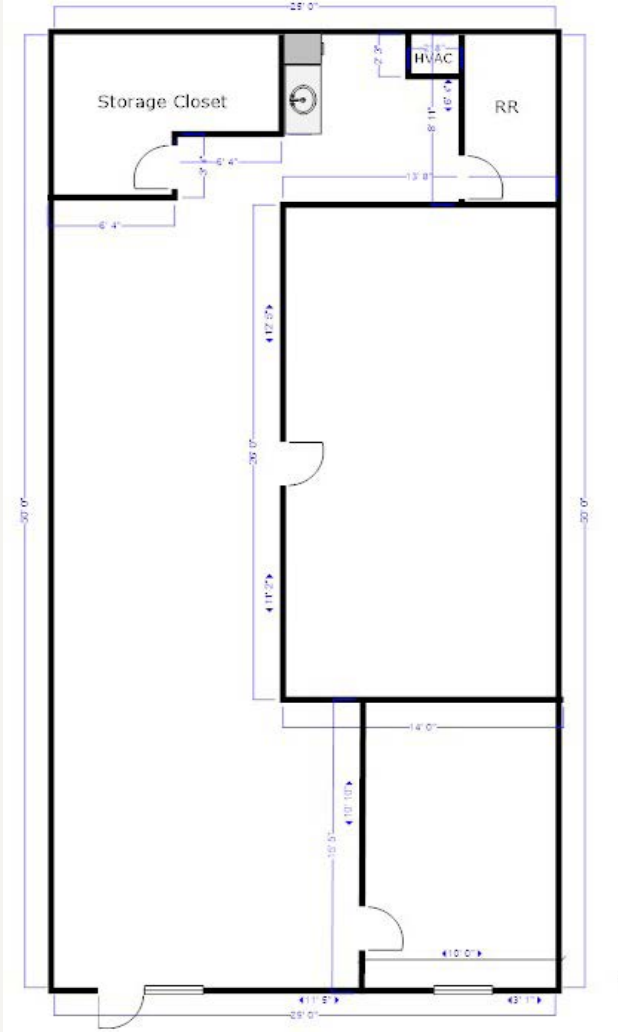
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SUITE 450 - 1250 SF



SUITE 452 - 1250 SF





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Relentlessly Pursuing What Matters

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